

NO TRANSFER
TAX PAIDFORECLOSURE SALE DEED
005634

KNOW ALL MEN BY THESE PRESENTS that Maine State Housing Authority, an instrumentality of the State of Maine, located at 353 Water Street, Augusta, Kennebec County, State of Maine, pursuant to a certain Judgment of Foreclosure and Sale dated August 10, 1998, at the Maine District Court, Division of Northern Kennebec, Docket No. WAT-RE-98-016, and pursuant to Title 14 M.R.S.A. Section 6321, et seq., which judgment did foreclose a certain mortgage given by Theodore S. Bolduc and Debra L. Bolduc, to Kingfield Savings Bank dated March 20, 1986, and recorded in the Kennebec County Registry of Deeds at Book 2923, Page 163, the statutory ninety (90) day redemption period having elapsed without redemption and Maine State Housing Authority having caused a notice of public sale of the premises to be published once per week in each of three successive weeks, to wit: December 7, 1998, December 14, 1998, and December 21, 1998 in the Morning Sentinel, a newspaper of general circulation in Kennebec County, the county in which said premises are located; and

In accordance with the time, place and terms specified in the Notice of Public Sale, the public sale having occurred at 9:00 a.m., on January 11, 1998, at The Law Office of Sidney H. Geller, Esq., 18 Silver Street, Waterville, Maine, Maine State Housing Authority having reserved the right to bid any or all of the amount due to it under the Judgment of Foreclosure and Sale in lieu of any cash or check payment; and

In consideration of the sum of \$28,090.44, being the amount due on the mortgage and the Judgment of Foreclosure and Sale, to it paid by Maine State Housing Authority of Augusta, Kennebec County, State of Maine, having been the highest bidder therefore at said public sale, **Maine State Housing Authority** does hereby give, grant, bargain, sell and convey unto said **Maine State Housing Authority**, the following described premises, to wit:

A certain lot or parcel of land situated in Waterville, Kennebec County, State of Maine, and described in the mortgage deed of Theodore S. Bolduc and Debra L. Bolduc to Kingfield Savings Bank dated March 20, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2923, Page 163, and more particularly described in the attached Exhibit A.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to Maine State Housing Authority, its successors, and assigns, to it and its use and behoof forever,

IN WITNESS WHEREOF, Maine State Housing Authority hereunto caused its corporate name to be signed and its seal affixed by Cindy Spencer, AVP Kingfield Bank, duly authorized this 19 day of February, 1999.

Maine State Housing Authority

BY: Cindy A. Spencer agent for MSHA
Its: AVP Credit

STATE OF MAINE

Franklin, ss.

2/19, 1999

Then personally appeared the above-named Cindy A. Spencer, in his/her aforesaid capacity, and acknowledged the foregoing to be his/her free act and deed and the free act and deed of said Maine State Housing Authority, before me,



Jenni W. Brown
Notary Public

JENNI W. BROWN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES FEBRUARY 2, 2003



EXHIBIT A

A certain lot or parcel of land with all buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning in the easterly line of Water Street and at the northwest corner of land of Frank Lessor, thence easterly in the northerly line of land of said Lessor, Seventy-eight (78) feet; thence in a northerly direction to a point in the southerly line of land of Mary Libby, sixty (60) feet easterly from the easterly line of said street, measured in said Libby's southerly line; thence westerly in said Libby's southerly line to said easterly line of said Street; thence in the easterly line of said Street Thirty-One (31) feet to the point of beginning. Excepting and reserving a right of way over land North of the house on the above described land for the benefit of land lying next east and for the land of said Libby.

For source of title, reference may be had to deed from Loretta C. Grisanti to Theodore S. Bolduc and Debra L. Bolduc, to be recorded herewith.

RECEIVED KENNEBEC SS.

1999 FEB 25 AM 9:00

ATTEST: *Theresa Bolduc Mann*
REGISTER OF DEEDS